

CAMDEN PLANNING BOARD
Minutes of Meeting
March 3, 2010

PRESENT: Acting Chair Lowrie Sargent, Member Richard Householder, and Alternate Member Sid Lindsley; Select Board member Deb Dodge; and CEO Jeff Nims.

ABSENT: Chair Chris MacLean; Members: Jan MacKinnon and Kerry Sabanty; and Alternate Member Nancy McConnel

CELL PHONE ANNOUNCEMENT: As part of troubleshooting the problems with the quality of sound production of town Meetings, a policy has been adopted calling for everyone in attendance to turn off all cell phones and other such electronic devices (Blackberries, etc) during the meeting. Putting the instruments on “vibrate” is not sufficient to eliminate the possibility of electronic interference with the broadcasting equipment.

PUBLIC COMMENT: No one came forward.

MINUTES:

Minutes will be reviewed at the next meeting when more members are present.

PROPOSED ZONING AMENDMENTS: PUBLIC HEARING

The CEO summarized the proposed amendments:

Most of these amendments are required by Maine DEP to bring Camden’s Shoreland Zoning Ordinance into sync with the State’s minimums: #1 - 4, 7, and 9 - 12 fall into that category.

1. Amend Article III, Definitions, Functionally Water-Dependent Uses...

Shoreland: This is a new DEP-required definition change that specifically excludes recreational boat storage buildings as a water-dependent use and therefore, not allowed within the Shoreland setback as new construction. The Board discussed DEP’s rationale for this change and agreed to send it forward only because DEP requires the change, not because they all agreed with the concept.

2. Amend Article III, Definitions, (adding Great Pond definition from MRSA Title 38).

3. Amend Article III, Definitions, Normal High Water Mark or Line – Coastal and Inland, as follows:

Shoreland: DEP required change.

4. Amend Article III, Definitions, Wetland and Coastal...

Shoreland: DEP required change.

5. Amend Article V, Section 1, fifth sentence:

Changes requirements for notice of building permits and allows posting on the Town’s web-site as serving this requirement.

6. *Amend Article V, Section 2...*

The new mandatory Change of Use permit proposal: This proposal was modified previously to further delineate when this permit would be required. The purpose of this amendment is advisory only – to keep mistakes from being made when the change is not permitted by the ordinance or when it will require other permissions or compliance with new requirements.

This evening the CEO suggested adding the word “commercial” to alleviate any confusion caused by the word “ownership” applying change in residential property ownership - this situation would *not* require a permit.

The following change was approved by the Board:

“New commercial use, including a new business, a change of majority ownership or a modification that affects an ordinance requirement or review criteria for that commercial use.”

Members recommended using realtors as one avenue for getting information on this change to new businessmen, as well having the Chamber serve the same purpose of getting the word out.

7. *Amend Article VI, Section 2(1)(a), second paragraph...*

8. *Article VIII, Section 10, E, Minimum Setbacks, Sewer, Residential, Side...*
Change being made for ordinance conformity.

9. *Amend Article X, Part I, Section 1(2)(d)...*

10. *Amend Article X, Part I, Section 1(9)(j)...*

11. *Amend Article X, Part I, Section 1(9)(1)(7), fifth bullet...*

12. *Amend Article X, Part II, Section 4, (2)(c)(5)...*

Parking permits jurisdiction change.

13. *Amend Article X, Part II, Section 4, (2)Methods of Meeting Parking requirements (c)(5), as follows:*

Requires ZBA action on payments to the Parking Trust Fund for onetime fees only. Annual payments will be made through the Finance Director.

Mr. Nims plans on including all of the Shoreland changes in one Warrant article and the rest of the amendments in another. The warrant will include brief explanations and the vote of the Planning Board.

The acting Chair read the procedure for a Public Hearing and opened and closed both the first and second portions without comment from the public. He noted that he supported the changes made to the Use Permit amendment – the language is much clearer now.

The Public Hearing was closed.

MOTION by Mr. Householder seconded by Mr. Lindsley to move the proposed amendments forward to Public Hearing on March 17, 2010.

VOTE: 3-0-0
DISCUSSION:

1. *Site Plan Review pre-applications:* There were none.

2. *Minor Field Adjustments:* There were none.

3. *Other:*

The CEO informed members of an MMA workshop for Board members on August 16th in Augusta. If anyone wants to attend they should let him know.

The Midcoast regional Planning Commission's annual meeting will be held April 22nd at the Union Town Office. The meeting begins with dinner at 6 and two energy related programs at 7: An update on the Maine Power Reliability proposal and information on the current state of Geo-thermal options in Maine.

4. Upcoming Board work:

Wind Energy Ordinance:

Members asked if it made sense to go ahead with work on the proposal in light of all the issues surrounding noise and setbacks. Mr. Nims suggested that the board could review all the sections except for noise so they would be that much further along when this issue was sorted out. Mr. Lindsley, Board liaison to the Energy Committee, suggested contacting Rick Knowlton, who has compiled a lot of information on noise. Mr. Householder has compiled a lot of research into residential wind energy equipment that he will share as well. In an effort to bring all kinds of information on the subject before the Board, Mr. Nims was asked to look into the possibility of finding the speaker from the Maine Company that installed the large wind farms in Maine who spoke at a MCRPC meeting in Belfast last year. His slide show presentation is very educational and would be of interest to those involved in the drafting as well.

There being no further business before the Board they adjourned at 5:30 pm.

Respectfully submitted,

Jeanne Hollingsworth, Recording Secretary